



# Punjab Government Gazette

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## PART I

### Punjab Government Notifications and Orders

#### GOVERNMENT OF PUNJAB

##### DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing II Branch)

##### NOTIFICATION

The 21st July, 2020

**No.18/13/18-5HG2/253.**-Whereas the Industrial Policy-2003 (Infrastructure including those in Housing and Urban Development) provides that the concessions granted to housing projects in the State as per Annexure-IV of the meeting of Empowered Committee held on 11-08-2006 would be exempted from the provisions of the Punjab Apartment & Property Regulations Act, 1995 (Punjab Act No.14 of 1995).

2. And, whereas M/S Mahakali Developers and Resorts Pvt. Ltd. Regd. Office SCF 50, Lila Bhawan Complex, Patiala have already been granted approval by the Punjab Government, Department of Industries and Commerce for setting up of Mega Industrial Park in an area of 62 acres falling in Villages Tangori and Naugiari, Banur Distt. SAS Nagar.
3. Whereas the promoter has been granted change of land use for an area measuring 56.625 acres and layout plan, Drawing No.CD/03/R-3. Dt.10-07-2018 of net planned area 56.625 acres (Excluding revenue rastas) has been approved by the Chief Town Planner, Punjab vide letter No. 1334 –CTP(PB) /MPR-59 dated 26-02-2019.
4. Whereas an area of 35.9204 acres has already been granted exemption under section 44(2) of PAPRA vide notification no. 369-376 CTP (Pb)/MPR dated 07-02-2011.
5. Whereas the Governor of Punjab is of the opinion that company has fulfilled all the conditions, which are required to be fulfilled before the grant of exemption under section 44(2) of the Punjab Apartment & Property Regulation (Amendment) Act, 2014.
6. Now, therefore, in exercise of the powers vested in him under section-44 (2) of the Punjab Apartment & Property Regulation (Amendment) Act, 2014 (Punjab Act No. 21 of 2014) and all other powers enabling him to act in this behalf, the Governor of Punjab is pleased to exempt the balance 20.7046 acres area (net planned area 56.625 acres minus 35.9204 acre already exempted) from all the provisions of the Punjab Apartment & Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) except Section 5(11),Section 6 to Section 20, Section 32 and Section 36 to Section 39 of Punjab Apartment and

Property Regulation (Amendment Act 2014), subject to the following terms and conditions that:-

- i) The development works shall be carried out in accordance with the revised lay-out plan sanctioned by the Chief Town Planner, Punjab (Competent Authority) keeping in view such general guidelines as the Department of Housing and Urban Development may issue in respect of such Housing Projects from time to time and shall obtain the required permission as specified in the CLU order and the order of approval of lay out plan before undertaking any development at the site.
- ii) The promoter of the Integrated Industrial Park Projects shall strictly abide by the aforesaid legal agreement dated 01-12-2006 signed by them as well as the policy decisions and various notifications issued by the Department of Housing & Urban Development and Department of Industries & Commerce enunciating and enumerating the policy parameters governing such projects.
- iii) The promoter shall deposit the entire amount in respect of the contribution towards the Punjab Urban Development Fund, created under Section 32 of the PAPR (Amendment)Act,2014(Punjab Act No. 21 of 2014) as amended from time to time.
- iv) The promoter shall pay all the charges such as External Development Charges, Licence/Permission Fee, Cancer Relief Fund, Social Infrastructure Fund and any other charges/fees levied by the Government/ Authority from time to time.
- v) After completion of development works, the promoter shall obtain completion/partial completion certificate from the Competent Authority as per notification issued by the Department of Housing and Urban Development, Punjab vide no. 4966-CTP (Pb)/SP-458 dated 02-09-2014 or as amended from time to time.
- vi) The promoter shall acquire the ownership of project land in its name through the Government acquisition and through which revenue rasta passes shall not be developed and sold till these pockets are acquired and ownership is transferred in the name of the Promoter.
- vii) The promoter shall be responsible for obtaining the final NOC from Punjab Pollution Control Board.
- viii) Before starting the development over the land under the project, promoter shall obtain environmental clearance from the Ministry of Environment & Forest, Government of India as required under EIA notification dated 14-9-2006 as well as consent to establish (NOC) from the Punjab Pollution Control Board.
- ix) Promoter shall not use the underground water for construction purpose, in the areas notified by the Central Ground Water Board and will use alternative sources such as surface water source or treated sewage water from nearby Sewage Treatment Plant and shall comply the guidelines issued by the Nodal Agency/Government from time to time.
- x) The Oustee Policy dated 8-5-2013 issued by the Government, as amended from time to time shall be applicable on acquisition of any land by the Government for critical gaps and the promoter/Developer shall be bound to extend all benefits to the Oustees under the said policy.
- xi) Promoter shall develop /sell the site as per the policy of Super Mega Mixed Use Integrated Industrial Park Projects.
- xii) Promoter shall abide by all the instructions/notifications issued by Department of Housing and Urban Development/Government from time to time relating to Integrated Industrial Park Projects.

Sd/-

**SARVJIT SINGH, I.A.S.**

Chandigarh

The 20th July, 2020

Principal Secretary, Government of Punjab,  
Department of Housing and Urban Development.